

AREA TABULATION

TOTAL SITE AREA LOTS 2-9 = 50.417 AC±/2196183.2 SQFT.  
TOTAL AREA OF DISTURBANCE = 6.537 AC±/284,767 SQFT.  
EXISTING IMPERVIOUS AREA WITHIN LOD  
TOTAL SITE EXISTING IMPERVIOUS AREA = 0.00 AC±/0.00 SQFT.  
PROPOSED IMPERVIOUS AREA  
ROOFTOP = 19,868.1 SQFT.  
WALKS/DOCKS = 2,808.33 SQFT.  
DRIVE = 15,425.6 SQFT.  
SHEDS = 980.0 SQFT.  
TOTAL = 39,180.03 SQFT.  
% OF IMPERVIOUS = 39,180.03 SQFT./885,273.14 SQFT. = 13.8%  
PE=1.0 (B SOILS)

SITE DATA

#2404 - INDICATES ADDRESS  
TAX MAP 33 PARCEL 17 (LOTS 2-8)  
DEED REFERENCE: H.C. 1178/653  
PRESENT ZONING: AG  
AG ZONING SETBACKS  
FRONT = 50'  
SIDEYARD = 40'  
REAR YARD = 60'  
EXISTING USE: AGRICULTURAL  
PROPOSED USE: RESIDENTIAL  
WATERSHED: DEER CREEK 02120202  
LOTS CREATED AFTER FEBRUARY 08, 1977

NOTES

A PLOT PLAN DRAWN TO SCALE SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.  
A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.  
DENOTES THE 10,000/40,000 SQ. FT. WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA AND ANY AREA WITHIN 30 FEET OF THE WASTE DISPOSAL AREA WITHOUT PERMIT APPROVAL FROM THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ECT).  
DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS. ENTRANCES FRONTING COUNTY ROADS SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.  
THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.  
PRIVATE WELLS AND SEPTIC RESERVE AREAS BECOME NULL AND VOID IF IN THE FUTURE PUBLIC SERVICES BECOME AVAILABLE.  
ANY DWELLING IN AN AGRICULTURAL ZONING DISTRICT MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.  
THIS PLAT IS SUBJECT TO REVISION.

LEGEND  
EXISTING

- PROPERTY LINES
- EX. SOILS
- EX. TREELINE
- EX. 2' CONTOUR
- EX. PAVING TO REMAIN
- 20-25% SLOPES
- 25% SLOPES AND GREATER
- FOREST RETENTION AREA
- EX. POWER POLE
- EX. WELL
- EX. SANITARY CLEANOUT

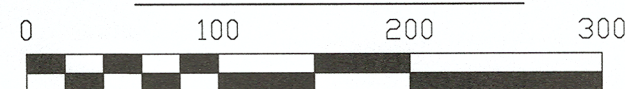
PROPOSED

- PROPOSED CONTOUR
- PROPOSED LOT LINE
- PROPOSED PAVMT.
- PROPOSED CONCRETE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED FOREST RETENTION AREA

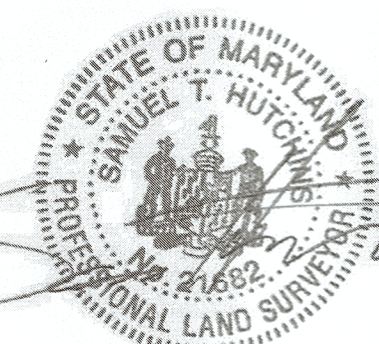
SUPERSEDES NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT ENTITLED, "FINAL PLAT ONE, FOREST VIEW FARMS", RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK C.G.H. 101 FOLIO 37 AND THE PREVIOUSLY RECORDED PLAT ENTITLED, "FINAL PLAT TWO, FOREST VIEW FARMS", RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK C.G.H. 101 FOLIO 38, IN SO FAR AS THE RECONFIGURATION OF THE LOT LINES FOR LOTS 2-8, CREATE LOT 9, RECONFIGURATION OF THE FOREST RETENTION AREAS AS SHOWN HEREON, AND TO THE PROPERTY TO THE MARYLAND COORDINATE SYSTEM NAD 83(2011).

GRAPHIC SCALE



OWNER/DEVELOPER  
COLGATE INVESTMENTS LLC  
ATTN: MR. ANDREW KLEIN  
2011 KLEIN PLAZA DRIVE  
FOREST HILL MD. 21050  
PHONE: 410-515-9303  
EXT.1419



PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21682  
EXPIRATION DATE: 12-13-2020

JOSEPH  
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MAJOR PRELIMINARY PLAN  
FOR  
**FOREST VIEW FARMS**  
LOTS 2-9  
ELECTION DISTRICT No.3  
HARFORD COUNTY, MARYLAND

RECEIVED  
DEC 5 2018  
Harford County Planning & Zoning  
Scale: 1"=100'

JOB NO.	4277
SCALE:	1"=100'
DATE:	11-21-2018
DRAWN BY:	STH
DESIGNED BY:	STH
REVIEWED BY:	JCT
SHEET:	1 OF 1